



**Date:** October 23, 2008

**To:** City Manager for Council Action

**From:** Director of Planning and Inspection

**Subject:** Property Owner's Request for Withdrawal of Application to Adopt Mitigated Negative Declaration and Rezone Property at 2585 El Camino Real, Files PLN2007-06419 and CEQ2007-01047

**EXECUTIVE SUMMARY:**

The Planning Department has received a request from Greg Malley, property owner, to withdraw the application to adopt a Mitigated Negative Declaration and rezone the property located at 2585 El Camino Real (APN: 216-01-008) from CT (Thoroughfare Commercial) to PD (Planned Development) for development of a four-story mixed use project with ground floor retail and 60 condominium units above. The letter of request is attached.

The project was reviewed by Council on August 28, 2008, at a public noticed meeting. Following public testimony, the Council referred the project to the City Manager and Architectural Committee for review, with return to Council at a later date. The property owner subsequently met with neighbors who were present at the Council meeting to discuss the project and alternative designs. This meeting took place on October 6, 2008, at the Sycamore Room in the Santa Clara Central Library and was attended by 15 interested neighbors.

As the project includes a Mitigated Negative Declaration and the request to withdraw the application has been filed, no action to adopt or deny the environmental document is required.

**ADVANTAGES AND DISADVANTAGES OF ISSUE:**

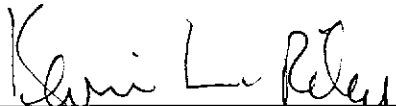
Withdrawal of the application will allow the property owner to pursue a potential opportunity to aggregate adjacent parcels for submittal of a new project development at 2585 El Camino Real.

**ECONOMIC/FISCAL IMPACT:**

There is no cost to the City other than administrative staff time and expense.

**RECOMMENDATION:**

That the Council accept the request by Greg Malley, property owner, to withdraw the application to adopt a Mitigated Negative Declaration and rezone the property located at 2585 El Camino Real (APN: 216-01-008) from CT (Thoroughfare Commercial) to PD (Planned Development) for development of a four-story mixed use project with ground floor retail and 60 condominium units above (PLN2007-06419).



Kevin L. Riley, AICP  
Director of Planning and Inspection

**APPROVED:**



Jennifer Sparacino  
City Manager

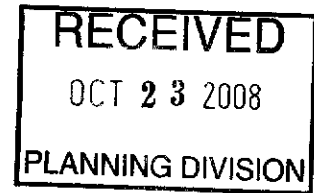
***Documents Related to this Report:***

- 1) Withdrawal of project application letter for 2585 El Camino Real***

F:\PLANNING\2008\CC-CM 2008\CC 11-18-08\2585 ECR withdraw request.doc

THE  
NOBEL  
GROUP

HOMES OF DISTINCTION



Deborah Fernandez  
Planning Dept  
City of Santa Clara

Ms. Fernandez,

Nobel Group respectfully withdraws its application for a sixty unit residential and commercial development at 2585 El Camino Real in Santa Clara. We believe that we can aggregate parcels, allowing for development of a more functional community. Accordingly, a complete redesign of the proposed project will be necessary.

Our redesign will give us an opportunity to garner valuable neighborhood input.

Best Regards,

Gregory Malley